

Resource Management Act 1991

Proposed Plan Change 7 to the Selwyn District Plan

Technical Report on Open Space

To: Hearings Panel

From: Anne Greenup, Selwyn District Council

Hearing Date: May 2011

This report has been prepared under Section 42A of the Resource Management Act 1991. The purpose of the report is to assist Selwyn District Council's Hearing Commissioners to evaluate and decide on submissions on provisions in Proposed Plan Change 7 to the partially operative Selwyn District Plan by providing expert advice on technical matters. The report does not make recommendations on submissions but the information and conclusions contained within it may be used by planning officers as a basis for making recommendations on submissions. This report should be read in conjunction with the planning officer's report and any other relevant reports identified.

1. Introduction

1.1 My name is Anne Greenup. I am Selwyn District Council's Strategic Asset Manager. I have been asked to prepare a report commenting on open space-related matters and associated submissions on Proposed Plan Change 7 (PC7) to the partially operative District Plan (District Plan).

1.2 I hold the following qualifications:

A Diploma in Landscape Architecture, which I obtained from Lincoln University in 1985 and gained my Associateship with the New Zealand Institute of Landscape Architects in 1987. I also hold a Diploma in Public Sector Management (Distinction) from Massey University achieved in 2001. I have practised as a Landscape Architect for four years with Waimairi District Council and then for nine years as Senior Landscape Architect at Christchurch City Council. I then managed the Greenspace Unit of Christchurch City Council for four years. In 2005, I was employed as Asset Manager Open Space at Selwyn District Council for 13 months, before taking up my current position as Strategic Asset Manager. This background gives me a good understanding of the design, amenity, function and asset management aspects of reserves and open space.

1.3 I have worked for the Selwyn District Council for over five and a half years.

2. Report Content

2.1 The following topics are discussed in this report pertaining to the growth of the Lincoln and Rolleston Townships in relation to open space-related aspects.

Background Information

- Community Services Activity Management Plan
- Lincoln and Rolleston Structure Plans
- Subdivision Design Guide

Outline Development Plans

3. Background Information

- 3.1 The evidence provided is principally hinged on information from the Council's Community Services Activity Management Plan, Lincoln and Rolleston Structure Plans, previous open space related assessments pertaining to the implementation of privately requested plan changes and local knowledge and experience with the open space network.

Community Services Activity Management Plan

- 3.2 The provision of township reserves and streetscapes by Council is considered to be necessary to meet the open space and recreational needs of the District. The Council is required to promote community wellbeing and involvement in the provision of passive reserves and streetscapes contributes to achievement of community outcomes related to the promotion of a healthy community and providing a safe living environment. The Council has adopted strategies and policies aimed at creating a healthy living environment for the District's population. The provision of township reserves and streetscapes is viewed as a key element in attaining this goal.
- 3.3 Township reserves and streetscapes are an important element of the residential environment providing visual contrast with built form, a sense of spaciousness as well as opportunity for exercise and social contact. They provide structure and character to residential neighbourhoods and contribute to establishment of ecological corridors.
- 3.4 The Council has adopted the role of primary service provide. Although there is open space areas provided by other agencies within townships such as schools, these do not fulfil the wider recreation and open space needs of communities.
- 3.5 Township reserves and streetscapes play an important role in the image of the District and the quality of life and wellbeing for its residents. As the District's population grows and changes the Council will need to plan for future open space to meet requirements and achieve strategic goals.
- 3.6 Township reserves and streetscapes serve a number of functions that contribute to the social, cultural, economic and environmental wellbeing of the community. These include the following:
- Provide opportunities for outdoor recreation to improve physical wellbeing;

- Provide a focal point for local communities where they can meet and participate in a variety of leisure and recreation activities;
- Provide play spaces and facilities;
- Provide a balance between developed urban space and green spaces;
- Create visual amenity such as gardens, tree plantings, and green open space;
- Help to define the unique identity of townships;
- Provide passive areas of open space for quiet contemplation, walking and sitting;
- Contribute to the overall landscape character of the district;
- Provide safe travel routes and linkages within neighbourhoods;
- Provide environments that help to enhance the bio-diversity of the district;
- Create green corridors for birds and animals;
- Enhance the image of the district as an attractive and pleasant place to live;
- Enable preservation of historic sites and features.

3.7 The key service drivers for township reserves and streetscapes primarily relate to meeting customer expectations and compliance with statutory requirements. Objectives specific to this service include the following:

- Provide quality areas of open space that enhance the visual appearance of neighbourhoods;
- Provide a diversity of reserve types that meet the open space and recreational needs of communities;
- Ensure the distribution of township reserves and play areas is sufficient to enable reasonable walking access for communities;
- Ensure the level of open space provided is sufficient to meet the demands of the community
- Ensure the management, maintenance and development of township reserves and streetscapes meets community expectations;
- Plan and develop township reserves to promote sustainable travel linkages and support walking and cycling network objectives;
- Sustain the unique identities and specific requirements of individual townships;
- Preserve existing landscape features and ecological systems;

- Ensure township reserves and streetscapes are designed and maintained to protect the health and safety of the community;
- Provide for the sustainable management of township reserve and streetscape assets;
- Ensure streetscapes do not interfere with service corridors or create hazards for road users;
- Ensure the environment is protected and that any adverse impacts on the environment resulting from the management and maintenance of passive reserves and streetscapes is minimised;
- Respond to customer issues in a timely and efficient manner;
- Ensure the communities' investment in township reserve and streetscape assets is protected;
- Ensure the operation and maintenance of township reserves and streetscapes complies with all legal requirements, New Zealand Standards, Selwyn District Council Policies and Bylaws.

3.8 The Council has the responsibility of looking after the wellbeing of the district community and, in doing this, has identified community outcomes that it aims to achieve with the help of other agencies and organisations. Township reserves and streetscapes are needed to meet the district's open space requirements and are an important element in creating healthy, pleasant, safe and enjoyable living environments.

3.9 The level of provision, quality of spaces and facilities and public safety are key aspects in meeting the community's service expectations for township reserves and streetscapes. Present levels of service encapsulate these service values.

3.10 It is not intended to substantially change or increase levels of service for the future especially as there is a reasonably high level of satisfaction with current performance. The main focus into the future will be on maintaining present levels of service and addressing identified gaps and issues.

3.11 In summary, the Community Services Activity Management Plan informs the Long Term Council Community Plan of the levels of service the Council and community have agreed to, after appropriate consultation, on the provision of open space in the district, among other services. The LTCCP is a statutory document adopted under s.93 of the Local Government Act 2002.

Lincoln and Rolleston Structure Plans

Lincoln Structure Plan

- 3.12 The Lincoln Structure Plan (LSP) and associated Integrated Storm water Management Plan (ISMP) were adopted by Council in May 2008. The purpose of the LSP is to outline an integrated urban design framework for the future development of Lincoln Township. A range of 'networks' (movement, open space, waterways, social and land use) were mapped and assessed to identify opportunities and constraints. The resulting land use pattern provides for a range of housing densities, sufficient land for the community and business activities needed in a Key Activity Centre and reinforces the primacy of the town centre supported by neighbourhood centres.
- 3.13 The green network approach in the LSP is based on maximising amenity and protecting open space and land with a high visual value emerges with the following elements:

Protection of rural edges

- 3.14 Provision of a green buffer surrounding the existing and future residential land by retaining an open rural edge on major entrance roads and avoiding development on, or reverse sensitivity issues associated with, the CRI land. Rural edges retained south of the new boundary road and Ellesmere Junction Road, west of Springs Road, east of Ellesmere Road, and Birchs Road near the intersection with Tancreds Road. Protect open farm land with high visual and landscape value, rural view corridors approaching Lincoln. Prevent future residential sprawl onto rural land and retain rural character of Lincoln.

Liffey Stream/L2 biodiversity corridor

- 3.15 Provision of a continuous green linkage along the Liffey Stream to protect natural drainage, biodiversity within and through the catchment and to provide a high amenity open space area for recreational uses. Involves connection and extension of existing and future esplanade reserves and strips, reserve and community based activities and Council owned properties.

Green corridors

- 3.16 Provision of landscaped linkages along waterways, stormwater management areas and walking/cycle networks, including between the town centre and University. These include: riparian margins and recreational open spaces along western and eastern wetland systems; and existing and proposed rail trail.

Network of neighbourhood parks

- 3.17 Provision of a series of local parks in the two neighbourhood centres for passive and active recreation. In locations with public road frontage and well integrated with the residential lot layouts so activities face the park thus maximising potential for views and windows of open space as well as safety from passive surveillance. Connected with pedestrian networks.

Landscaped street network

- 3.18 Upgraded landscaping along main street networks. Potential to expand the existing 9-hole golf course to the south and west, providing a buffer between rural and urban development.

New major green space

- 3.19 Combining and developing existing Lincoln High School grounds, existing golf course and Vege block into a major green space for recreational and community uses (sports ground+ public amenities).

Green buffers and linkages

- 3.20 Provision of green buffers to allow a reasonable setback distance between potentially incompatible activities (reverse sensitivity). This includes a landscaped buffer between the northern residential development edge and the Halswell River drainage catchment; and a buffer between residential land uses and Crop and Food research land. Native planting around this facility creates an ecological island for birdlife.

Provision of local sports-fields

- 3.21 In addition to the sports reserves provided at Lincoln University, Lincoln High School and the Lincoln Domain, provide for additional space for reserves on either:
- (1) the portion of Lincoln Golf Course to the west of the Cemetery subject to the golf course extension;
 - (2) land associated with the new Primary School(s) (for joint use e.g. public use after school hours and in weekend). Reserve to be serviced by roads and surrounding residential uses oriented toward reserve to provide passive surveillance;
 - (3) the block to the north and west of the existing Lincoln Domain owned by NZ Institute of Crop and Food Research;
 - (4) the Council owned "Vege Block" that adjoins the eastern boundary of Lincoln Domain.

Open space associated with stormwater management

- 3.22 Provision of a series of landscaped, open stormwater swales connecting to the wetland system. These can be formed as part of redevelopment, particularly in the north-eastern areas but may also be appropriate in the Dairy Block as a transition into wetland areas.

Village Green/Town Centre Enhancement

- 3.23 Provision of a soft landscaped green in the heart of the town centre adjacent to community facilities and high pedestrian use areas.
- 3.24 Coordinated enhancement of the town centre through paving treatment, landscaping treatment, imaging and general infrastructure improvements.
- 3.25 The Lincoln Structure Plan evolved after a series of workshops with the public and key stakeholders, to ensure the community had a meaningful input into the vision for their township, and to signal to all interested parties the Council's intentions.
- 3.26 Workshops on Outline Development Plans for greenfield areas of Lincoln Township then enabled this over-arching structure plan to be further detailed and to move towards statutory status, through inclusion into the District Plan.

Rolleston Structure Plan

- 3.26 The Rolleston Structure Plan (RSP) was adopted by Council in September 2009. The purpose of the RSP is to outline an integrated urban design framework for the future development of Rolleston Township. A number of 'layers' (town centre strategy, land use and community facilities, movement and infrastructure) were mapped and assessed to identify opportunities and constraints. The resulting land use pattern provides for a range of housing densities, sufficient land for the community and business activities needed in a Key Activity Centre and reinforces the primacy of the town centre supported by neighbourhood centres.

Open space

- 3.27 Open space in the RSP is considered to be should be multi-functional, fulfilling much of the recreation, conservation, amenity and utility needs of the neighbourhood. Current thinking is to design open space to be as flexible as possible; integrate them into the movement network; provide opportunities for play beyond formal equipment and younger age groups; and use these spaces to enhance urban ecology and surface water treatment.
- 3.28 While the layout of open space should aim to utilise naturally fertile areas that provide for effective plant growth, it is also important that the open space network is well integrated with

good urban design principles. To achieve this, a green network approach has been taken that establishes a hierarchy of open space and linkages. Some open space elements are key structural “anchors” that draw many users to them as a destination. Other elements provide for linkages and movement corridors. The Structure Plan open space network has been broken down into the following hierarchical components;

1. Primary Open Space
2. Secondary Open Space
3. Open Space linkages

3.29 Primary open space provides for major recreation and amenity facilities for the Rolleston community as a whole. These large open space areas provide opportunities to co-locate compatible community facilities within open space areas (e.g. swimming pool, stadium, high school). This would enable the multiple and efficient use of community facilities as well as sharing of car parking facilities, and access and roading (to potentially reduce traffic effects).

3.30 The co-location of facilities can also potentially reduce costs for the community in providing combined land areas, and shared maintenance and renewal of facilities. The RSP identifies the primary open space areas, comprising large areas of co-located facilities that will draw many users, as being:

- the Rolleston Town Centre;
- Rolleston Recreation Precinct;
- ‘Brookside Park’;
- Rolleston ‘Green Belt’; and
- Rolleston 100 Hectare District Park.

3.31 Secondary open space areas are smaller in scale and form part of neighbourhood character areas within the town. They include; playgrounds, neighbourhood reserves, school grounds, dog parks, and neighbourhood centre areas such as squares/plazas, main streets, pocket parks, and courtyards. Some of these may be used as market areas and event spaces. Neighbourhood parks should provide for variety and flexibility of use (i.e. formal/informal, passive/active recreation). Incorporating surface water management areas and existing waterways into parks can help create urban ecosystems.

3.32 The location of neighbourhood parks should be spaced to allow for a 400m comfortable walk from within adjoining neighbourhood areas. The size and number of these open space areas

should be assessed to accommodate an appropriate allocation of land in relation to the surrounding anticipated residential population.

- 3.33 Neighbourhood parks should be located adjacent to main routes or as part of the pedestrian and cycle network (i.e. between cul-de-sac) where they will be most used. Parks should also be located where they are bound by streets or housing fronting onto them. These locations are generally safer due to the informal surveillance provided by passers-by and local residents. Smaller 'pocket' parks or squares could be located in higher density areas where they provide a valuable focal point, and become a substitute for smaller private open spaces. There is also the likelihood of increased market value for surrounding properties by their ability to absorb higher densities and provide a pleasant outlook. The more intense the use of the park, the higher the quality of design, materials and construction needs to be.
- 3.34 A proposed network of open space linkages has been developed as part of the Structure Plan. These include; cycleways, walkways, streets and roads, avenues, waterways, public gateways and green corridors. They can provide for a range of uses such as transportation linkages, amenity enhancement, recreation, ecological corridors, stormwater and waterway management, infrastructure easements, as well as providing green edges to neighbourhood character areas within the overall structure plan. Green corridors provide an ideal opportunity for additional off street walking and cycling opportunities, particularly where they create circular routes. There is also potential to link to areas beyond the urban limit to places outside the MUL (e.g. The Pines Wastewater Treatment Plant, Lincoln, Izone, via the Rail Trail to Little River and Banks Peninsula, etc).
- 3.35 Roads and streets form part of the open space network. These may require the careful design and integration of cycleways/walkways, waterways (stock races), stormwater swales, street tree avenues, safe pedestrian crossing points, planted medians, and other facilities such as seating areas and possibly drinking fountains, into the overall design of the road reserve areas. Early development planning stages should anticipate road reserve widths that allow for multiuse open space linkages to be accommodated within the proposed road reserves and hierarchy of the Structure Plan. It is also important that view-shafts to distant features such as the Banks Peninsula or Southern Alps are maintained in later road designs and proposed alignments.
- 3.36 A key achievement for open space provision, since the adoption of the Rolleston Structure Plan, has been the purchase of 33ha from the Foster family, for the Recreation Precinct.

Subdivision Design Guide

- 3.37 The Design Guide for Residential Subdivision in the Urban Living Zones was adopted by Council on 23 September 2009. It outlines ways to design attractive subdivisions which make the best use of their surroundings and context. It provides guidance for developers on how the Council will use its discretion in the assessment of applications.
- 3.38 In particular, the Design Guide provides direction and examples on how open spaces within the subdivision should contribute to a network of varied open spaces in the wider neighbourhood. Some areas may be designed to be left in a more natural state. Such 'ecological parks' increase the range of habitats and visual interest, whilst requiring lower levels of maintenance.
- 3.39 Linear parks can be developed around watercourses and footpath and cycleway links, providing they are wide enough to function as a recreation reserve, otherwise they will be viewed as part of the transport network. They can form ecological corridors if they are of sufficient width (at least 50m) or connect key features. Smaller local reserves provide amenity spaces and can include linkages. They may contain children's play areas and other recreational facilities such as tennis courts, petanque etc. Open spaces may be located so that they can be shared with schools
- 3.40 The Subdivision Design Guide has brought together in one document a range of the Council's policies and design criteria, to assist landowners and developers to anticipate the Council's requirements and to incorporate them into their subdivision proposals.

4. Outline Development Plans

- 4.1 PC7 introduces the requirement to prepare an Outline Development Plan (ODP) for new urban growth areas. The criteria for preparing ODPs will help to ensure the establishment of efficient and effective transport connections within and through ODP areas and with the existing township.
- 4.2 A number of ODPs are proposed to be inserted into the District Plan via PC7, where agreement was largely reached between the landowners and the Council. Specifically, these are for ODP Areas 1, 2, 3, 4 & 6 in Lincoln and ODP Areas 1 & 3 in Rolleston. Additional ODPs have been promoted by way of submission on PC7 for ODP Area 5 in Lincoln and ODP Areas 2, 5 & 6 in Rolleston. The Council has had considerable input into the Lincoln ODP's in partnership with landowners and assisted by a Council appointed consultant. ODP's 6 & 7 in Rolleston have, however, had only minor input from Council officers in regard to open space, largely as a result of their ODP being lodged via submission.

4.3 The following comments relate to submissions lodged with respect to those ODPs included within PC7 and those sought to be introduced via submission.

Lincoln

Lincoln Land Development (L)	S85	D1	Oppose in part	Unless the following amendments are made
		D25	Oppose in part	ODP Area 1: Green Network Plan - That an asterisk or more defined 'key open space location' be shown in between the medium density area to the West of the site as shown on Attachment A.
		D26	Support in part	The rest of ODP Area 1: Green Network Plan be retained

4.4 The Council's intention is to secure a linear park to join the two parallel roads shown on the ODP in this location. Until a more detailed subdivision plan is tabled, the Council cannot say with any degree of certainty how much public open space would be required in this location, but it is likely to be narrower than Lot 1105 as shown on the LLD Stage 2 plans. A band of solid colour on the ODP (but not as wide as the Lot 1105 to the north) would therefore show the connection intention rather than a node of space, which an asterisk might be interpreted to represent. It is envisaged that this linear park may be up to 20m wide and that it provide an open space outlook for the entire length of the medium density housing opposite it. This is fully aligned with the Council's 'Design Guide for Medium Density Housing' section 5, where the idea of a linear reserve is diagrammatically represented and described in the text:-

"However, developments should take advantage of the opportunities afforded by open space. It makes sense to step up the density of development around open space...so that more people are closer to it, thus increasing its public benefit."

4.5 It is also aligned to the Policy 3.4.3 of the District Plan.

Rolleston

Selwyn Central Community Board	S22	D1	Support	Subject to the following amendments
		D7	Amend	The SCCB requests that the amount of open space and reserves provided in ODP Areas 1, 2, 3 & 4 be restricted so that reserve contributions from these areas shall be provided as both land and cash.
Rolleston Residents Association (R)	S79	D1	Support in part	Subject to the following amendments
		D7	Amend	The Rolleston Residents Association requests that the amount of open space and reserves provided in ODP Areas 1, 2, 3 & 4 be restricted to that reserve contributions from these areas shall be provided as both land and cash.

- 4.6 The purpose of ODP's, from an open space perspective, is to alert the landowner and the public of the Council's interest in obtaining open space in that area and to show how it might connect through to adjoining land.
- 4.7 An ODP is not the best mechanism to decide ahead of time how a reserve contribution will be calculated (land and/or cash), which usually occurs at the more detailed subdivision design stage and is finalised when the s224 is ready to be released. The policy which guides such decisions is included in the Long Term Council Community Plan (LTCCP) under the Development Contributions Policy, section 6, and this is where the Council prefers to keep it, having removed it from the District Plan only a few years ago. There are advantages to the Council to keeping the calculation of reserves contributions under the Local Government Act 2002 via the LTCCP instead of under the RMA 1991, via the District Plan.
- 4.8 The level of service for how much land is needed for reserves in the district's townships is set out in the Activity Management Plan referred to in 3.2 of this evidence, and is the basis for deciding on the amount of land to be obtained, through the development contribution process, on any particular subdivision. I am therefore satisfied that the amount of open space shown on Rolleston ODP Areas 1, 2, 3 & 4 are more than adequate for their intended purpose and subject to further discussion with the Council at subdivision stage.

Foster Holdings Limited (R)	S91	D1	Supports in part	ODP Area 5 subject to the following amendments
		D2	Amend	If a satisfactory agreement is reached between the submitter and the Council for the transfer of the submitter's land, the submitter seeks: that ODP Area 5 be extended to include all the land shown on Appendix A of the submission; and that all of the land identified in Appendix A of the submission be rezoned Living Z (deferred) with appropriate criteria in Policy B4.3.68 to enable development of this land for a recreational precinct a suitable ODP is approved
		F31 - New Zealand Transport Agency		Oppose
		D3	Amend	In the alternative, if a satisfactory agreement is not reached between the submitter and the Council for the transfer of the submitter's land, the submitter seeks: that ODP Area 5 be extended to include all of the land shown within the ODP at Appendix B of the submission; that the ODP and accompanying report at Appendix B of the submission be included as an appendix to the District Plan, subject to any modifications as necessary and appropriate; that all of the land shown on Appendix B is immediately rezoned Living Z to enable residential development in general accordance with the ODP; that the criteria for ODP Area 5 be amended to reflect that the land will be used for residential development; and that all references to the recreational precinct in the Plan Change and supporting documentation be deleted.

	<i>F31 - New Zealand Transport Agency</i>		<i>Oppose</i>
	D4	Amend	All consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought.
	D5	Supports in part	ODP Area 6 subject to the following amendments
	D6	Amend	That the ODP and accompanying report at Appendix C of the submission be included within an Appendix to the District Plan, subject to any modifications as necessary and appropriate.
	<i>F82 - Rolleston Square Ltd</i>		<i>Oppose</i>
	<i>F83 - Rolleston Retail Ltd</i>		<i>Oppose</i>
	<i>F84 - RollTen Investments Ltd</i>		<i>Oppose</i>
	D7	Amend	That all of the land shown on Appendix C of the submission is immediately rezoned Living Z to enable residential development in accordance with the ODP.
	<i>F22 - SCCB</i>		<i>No</i>
	<i>F31 - New Zealand Transport Agency</i>		<i>No</i>
	D8	Amend	All consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought.

4.9 The Council has purchased 33 ha of land previously owned by the submitter to enable planning and detailed design to be undertaken by the Council, in conjunction with the Rolleston community. The Rolleston Structure Plan indicates that the primary use of the land is for a Recreation Precinct but little more detail than that has been agreed so far. Some work on a Concept Plan has been carried out with the help of a consultant, mainly to establish the location of the Aquatic Facility and the Precinct is now subject to a Notice of Requirement to be designated for recreation.

4.10 ODP 6 covers land immediately below the 33ha Recreation Precinct. The Plan acknowledges the Rolleston Structure Plan in some detail and shows an open space connection along the water race which also runs through the Precinct. There are two roading connections running in a general north-south direction, one of which shows an open space corridor alongside it. Further provision of open space has been shown as 'green corridors', 'green links' and 'reserves'. In principle, the Council agrees that there needs to be open space provision within the ODP area and that connections for walking and cycling into adjacent land are desirable.

4.11 The text and the diagram called "Green Network Layer Diagram" do not acknowledge the

size of the investment the Council has already made in the 33ha Recreation Precinct nor suggests how the presence of this substantial recreation area might alter the provision of open space in the ODP area itself. The provision of open space in ODP 6 appears to be over-generous in the light of the Precinct land and proposed high-school being within 400m of a substantial part of the ODP area. The high-school grounds (if the school were to be located there in the future) are likely to be used for informal recreation and as a walking connection to serve the neighbouring residences.

- 4.12 The Council is mindful that ratepayers are growing increasingly concerned that rates will rise above their ability to pay. When considering the creation of a new asset, the Council has to assess the capital cost of acquiring the asset, together with the long-term cost of maintenance and renewals, which affects rates. In regard to this proposal, there will need to be further discussions in the future as to how a balance can be achieved between providing well-designed and adequate open space while at the same time, not burdening residents with unreasonable costs of acquisition and maintenance of that open space. If the 33ha Recreation Precinct did not exist, the Council would be expecting that a maximum of 3.6 ha would come into public ownership, as open space, in the ODP6 area.

5. Conclusions

- 5.1 Lincoln Land Developments: D25: An asterisk is not the best way of indicating a “key open space location” and the Council suggests a band of colour connecting the roads north and south be shown on the ODP.
- 5.2 Selwyn Central Community Board: S22 D7: The Council is opposed to this plan change process being the mechanism for determining how reserve contributions will be calculated.
- 5.3 Rolleston Residents’ Association: S79 D7: The Council is opposed to this plan change process being the mechanism for determining how reserve contributions will be calculated.
- 5.4 Foster Holdings Limited: S91:D5: The Council supports the general intention of the ODP but will require the plan to be detailed, at subdivision, to meet the Council’s concerns that the area of open space shown is excessive, both in the light of the density of the development and the presence of the adjoining 33ha Recreation Precinct. The acceptance of the ODP in principle does not indicate that the Council will set aside the process it is entitled to follow in the Development Contributions Policy Section 6 of the LTCCP 2009-2019.

A Greenup
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